

City of Wimberley
Wimberley City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
April 12, 2018 at 6:00 p.m.

Meeting called to order at 6:03 p.m. by Acting Chair Natalie Meeks. Present were Commissioners Rebecca Minnick, Charles Savino, Austin Weeks, John Espinoza & Greg Douglas. Gail Pigg was absent.

Staff Present: Sandy I. Floyd, Planning and Development Coordinator/GIS Analyst

Citizen Communications:

None.

1. Consent Agenda

Approval of minutes of the Regular Planning & Zoning Commission meeting on March 8, 2018.

Commissioner Savino moved to approve the Consent Agenda, as presented. Commissioner Minnick seconded. Motion carried on a vote of 5-0-1, with Austin Weeks abstaining.

3. Public Hearing and Possible Action

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case S-17-010, an application a proposed replat of Lot 32, Lea Acres, Located on Pinion Trail, Wimberley, Hays County, Texas, to establish Lots 32A & 32B, and related variance request from the City subdivision code requirements relating to lot shape and average depth to average width ratio. (Michael LeBlanc, Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing. Having no one wishing to speak the public hearing was closed. After discussion, Commissioner Weeks made a motion to approve the request as submitted. Commissioner Minnick seconded the motion. Motion carried on a vote 6-0-0.

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-005, an application for a Conditional Use Permit to allow for a vacation rental on property zoned Residential Acreage (RA) for property located at 400 County Road 1492, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Richard Culleton, Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing. Claire Roberts Sharp, neighbor, spoke in opposition. The public hearing was closed. After discussion, Commissioner Weeks made a motion to deny the request as submitted. Commissioner Minnick seconded the motion. Motion carried on a vote 6-0-0.

- (C) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-006, an application for a Conditional Use Permit to allow for a liquor store on property zoned Commercial-High Impact (C-3) for property located at 111 Old Kyle Road, Ste. 310, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Mad Rooster's, Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing. Applicant, Vicki Cox, spoke in favor of the request. The public hearing was closed. After discussion, Commissioner Minnick made a motion to approve the request as submitted. Commissioner Savino seconded the motion. Motion carried on a vote 6-0-0.

- (D) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-007, an application for a Conditional Use Permit to allow for a vacation rental on property zoned Single-Family Residential 3 (R-3) for property located at 150 Dobie Dr., Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (David Brown, Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing. Applicant, David Brown, spoke in favor of the request. The public hearing was closed. After discussion, Commissioner Minnick made a motion to approve the request as submitted. Commissioner Savino seconded the motion. Motion carried on a vote 6-0-0.

- (E) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-002, an application to change the zoning from Commercial-Moderate Impact (C-2) to Commercial-High Impact (C-3) for property located at 13900 Ranch Road 12, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Wimberley RR12, Applicant)

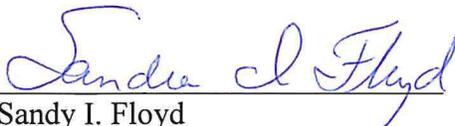
Staff, Sandy Floyd, provided a summary of request. Commissioner Minnick recused herself from discussion. Chair Meeks opened the public hearing. Phil Collins, applicant, provided further information. Holly Collie, potential tenant, spoke in favor of the request. The public hearing was closed. After discussion, Commissioner Savino made a motion to approve the request as submitted. Commissioner Douglas seconded the motion. Motion carried on a vote 4-1-1.

3. Staff and Commission Reports

Staff, Sandy Floyd, let Commission members know that the Tree Ordinance had been discussed with the new City Administrator and staff would develop an application as the next step.

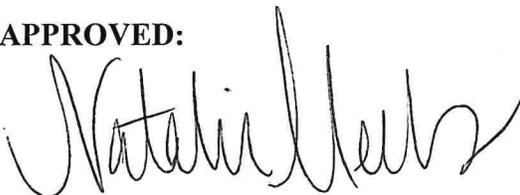
The meeting adjourned at 6:40 p.m.

Recorded by:


Sandy I. Floyd

These minutes approved the 10th of May, 2018.

APPROVED:


Natalie Meeks, Acting Chair